

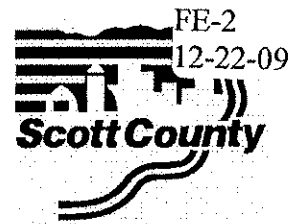
PLANNING & DEVELOPMENT

500 West Fourth Street

Davenport, Iowa 52801-1106

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Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: December 15, 2009

Re: A request by Gary Lee for approval of the Final Plat of Gary Lee Subdivision, a 2-lot residential subdivision, located south of 235th Street and west of 260th Avenue legally described as part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17 in LeClaire Township.

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendations. The applicant originally owned a 24 acre parcel more or less which is all zoned Single Family Residential. Previously the applicant split off a four acre parcel of the residentially zoned property with a Plat of Survey. Therefore any subsequent split requires subdivision approval.

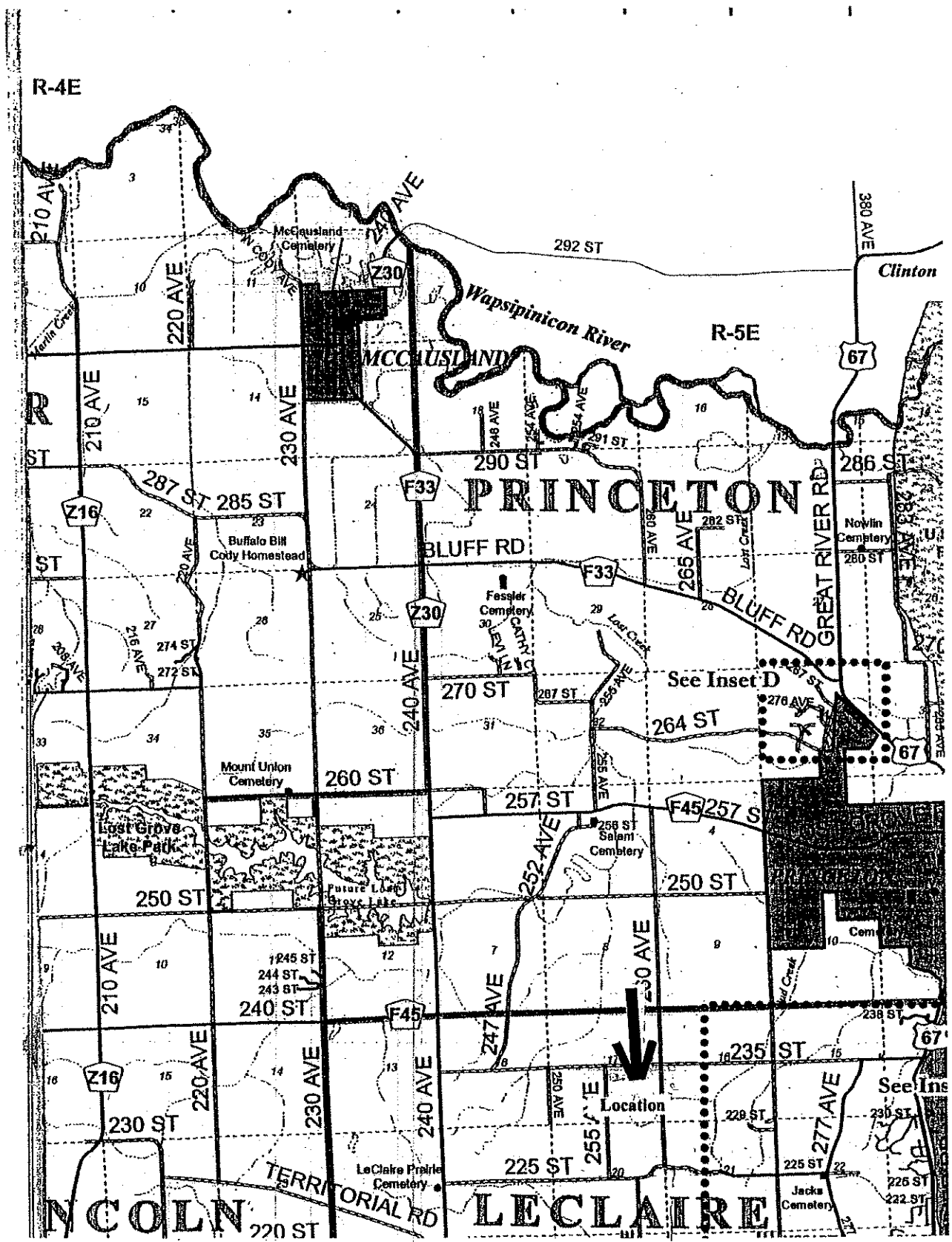
The proposed two 10 acre lots are zoned residential and therefore would have a development right for a single family dwelling. The property has frontage and access to 235th Street, a County maintained gravel road.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Gary Lee Subdivision be approved.



Request: Approval of the Final Plat of Gary Lee Subdivision
a two (2) lot subdivision.

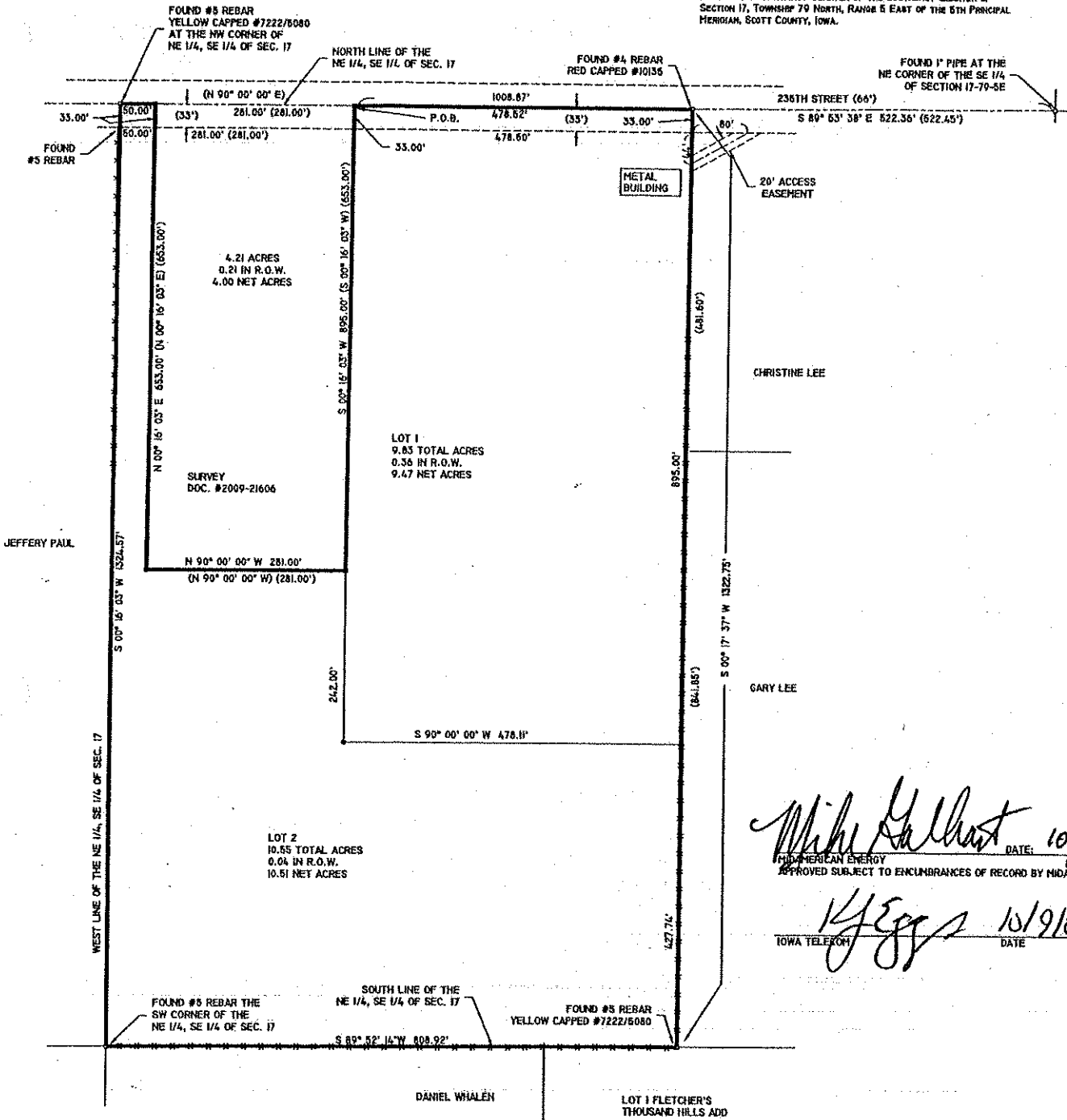
Location: Located in part of the NE 1/4 of the SE 1/4 of Section 17,
LeClaire Township. West of 260th Avenue and South
of 235th Street.



FINAL PLAT OF:

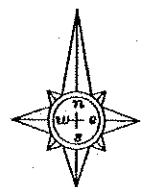
GARY LEE SUBDIVISION

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.

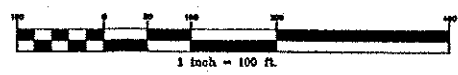


Mike Gallant DATE: 10/13/09
 MIDAMERICAN ENERGY
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

K. J. Eggs DATE: 10/9/09
 IOWA TELEPHONE



GRAPHIC SCALE



PREPARED FOR:
 GARY LEE
 23350 - 260TH AVENUE
 LECLAIRE, IOWA

REVISED: 6-23-09
 SURVEY DATE: 6-9-09

TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL ENCUMBRANCES AFFECTING THIS PROPERTY ARE SHOWN

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. CRAPNELL DATE: 10-5-09
 LICENSE NUMBER 10135 PAGES OR SHEETS COVERED BY THIS SEAL: 1
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010

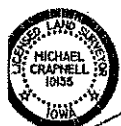
LEGEND:

- DEED DIMENSION = (0.0')
- FIELD DIMENSION = 0.0'
- MONUMENTS FOUND *#*
- RED CAPPED *CRAPNELL NO. 10135*
- FENCE LINE *---X---X---X---



CRAPNELL LAND SURVEYING COMPANY
 814 EAST RIVER DRIVE
 DAVENPORT, IOWA 52803
 (563) 336-3256

DATE	6-9-09	LOCATION	SCOTT COUNTY, IOWA
SCALE	1" = 100'	DRAWN	KLC
		CHECKED	MDC
		IOWA NO.	2770 A





PLANNING & ZONING COMMISSION

STAFF REPORT

October 6, 2009



Applicant: Gary Lee

Request: Approval of a Sketch Plan/Final Plat for a proposed two (2) lot subdivision

Legal Description: Part of the NE ¼ of the SE ¼ of Section 17, LeClaire Township

General Location: South of 235th Street and 500 feet west of 260th Avenue

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

North: Agricultural Preservation (A-P)
South: Single Family Residential (R-1)
East: Single Family Residential (R-1)
West: Single Family Residential (R-1)

GENERAL COMMENTS: This request is submitted to split an existing 20 acre tract into two ten acre lots. The entire property is zoned R-1 and was originally about 24 acres in size. A Plat of survey for a four acre tract was recently recorded. The applicant sold that lot to a third party and a house is currently under construction on that four acre lot. The creation of that four acre parcel is the only split that is permitted, approval of a subdivision plat is required prior to creation of any additional lots.

This property, along with the adjacent property that lies south of 235th Street and adjacent to the east and west sides of 260th Avenue, was zoned R-1 with the adoption of the current zoning map in 1981. Therefore subdivision of the property is permitted if it is determined it complies with the subdivision regulations and the land use policies.

The property has over 500 feet of frontage on 235th Street, a gravel, County maintained road. Proposed Lot 1 has 478 feet of frontage on the County road and proposed Lot 2 has 50 feet of frontage with a "flagpole" configuration of that lot.

STAFF REVIEW: Staff has reviewed this request for approval of a Minor Plat and to combine the sketch plan and Final Plat in one review. The Subdivision Regulations allows a plat to be reviewed as a Minor Plat if the plat creates less than five (5) lots and does not involve extension of any new streets.

As stated above, this property has access and frontage on an existing County gravel road. When reviewing other proposed subdivisions on gravel roads, the Planning Commission has discussed the condition of the road providing access to the property and whether additional lots should be approved since the County Land Use Policies state that development should only occur where there is access to adequately constructed roads.



PLANNING & ZONING COMMISSION

STAFF REPORT

October 6, 2009



Generally if the request is to rezone land for development that only has access to gravel roads the Planning Commission has not recommended approval of the rezoning application. In previous subdivision reviews in areas with existing R-1 zoning, the Planning Commission has determined that County maintained gravel roads are adequate to allow a limited number of lots before road improvements would be required. Staff had recommended that no more than two proposed lots be subdivided from this property until such time as the roads serving this property are improved and hard surfaced.

The County Health Department did not have any comments or concerns with wells or the installation of an on-site septic system on these proposed lots.

County Engineer did not have any comments or concerns with this plat.

RECOMMENDATION: Staff recommends that the Final Plat of Gary Lee Subdivision be approved.

Submitted by:
Timothy Huey, Director
October 1, 2009

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
December 22, 2009
APPROVING THE FINAL PLAT OF GARY LEE SUBDIVISION

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. As the local governing body responsible for the approval of subdivision plats 22nd day of December, 2009 considered the Final Plat of **GARY LEE SUBDIVISION**, a two (2) lot subdivision, in part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 79 North, Range 5 East of the 5th Principal Meridian (LeClaire Township) Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the final plat of said subdivision.

Section 2. This resolution shall take effect immediately.